002.0	0001	0028.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,030,200	/	1,030,200
USE VALUE:	1,030,200	/	1,030,200
ASSESSED:	1,030,200	/	1,030,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
131		THORNDIKE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FLEMING ROBERT S & DANA L
Owner 2:	
Owner 3:	
Street 1:	131 THORNDIKE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WESTWATER DONALD S -
Owner 2:	CAREY KATHLEEN A -
Street 1:	131 THORNDIKE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .103 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1925, having primarily Wood Shingle Exterior and 2371 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 0 HalfBath, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	4500.000	582,300	3,900	444,000	1,030,200
Total Card	0.103	582,300	3,900	444,000	1,030,200
Total Parcel	0.103	582,300	3,900	444,000	1,030,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 434.46 /Parcel: 434.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct

1394

GIS Ref

GIS Ref

Insp Date

04/06/09

!139!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 002.0-0001-0028.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	582,300	3900	4,500.	444,000	1,030,200		Year end	12/23/2021
2021	101	FV	565,200	3900	4,500.	444,000	1,013,100		Year End Roll	12/10/2020
2020	101	FV	565,200	3900	4,500.	444,000	1,013,100	1,013,100	Year End Roll	12/18/2019
2019	101	FV	433,800	3900	4,500.	471,800	909,500	909,500	Year End Roll	1/3/2019
2018	101	FV	433,800	3900	4,500.	344,100	781,800	781,800	Year End Roll	12/20/2017
2017	101	FV	433,800	3900	4,500.	299,700	737,400	737,400	Year End Roll	1/3/2017
2016	101	FV	433,800	3900	4,500.	255,300	693,000	693,000	Year End	1/4/2016
2015	101	FV	416,800	3900	4,500.	249,800	670,500	670,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	18:03:43

LAST REV

Date	Time
07/26/17	12:32:34
mmcmakin	
139	

USER DEFINED

Prior Id # 1:	1394
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WESTWATER DONAL	50028-330		8/30/2007		625,000	No	No		
SANGELER WILLIA	28353-195		3/25/1998		184,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/20/2015	534	Solar Pa	12,000					
10/10/2013	1517	Manual	1,333	C				
6/29/2005	610	Renovate	26,300			G9	GR FY09	INT RENOVATION
1/19/2004	33	Manual	5,200					GABLE ROOF/DECK
10/22/2003	912	Addition	55,799	C		G6	GR FY06	2 STY W/ BMT, 14X2
9/18/2003	795	Addition	2,500	C		G6	GR FY06	EXCAVATION

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2015	Permit Insp	PC	PHIL C
1/27/2014	Info Fm Prmt	EMK	Ellen K
4/6/2009	Meas/Inspect	163	PATRIOT
8/12/2005	Permit Visit	BR	B Rossignol
1/20/2005	Info Fm Prmt	BR	B Rossignol
10/16/1999	Inspected	264	PATRIOT
9/21/1999	Mailer Sent		
9/21/1999	Measured	163	PATRIOT
10/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		4500		Sq. Ft.	Site		0	80.	1.23	1									443,999						444,000	

Total AC/HA:	0.10331	Total SF/SM:	4500	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	443,999	Spl Credit		Total:	444,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BLUE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1925	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G6	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Very Good
A 3QBth	1	Rating:	Very Good
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Very Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.18137646
Const Adj.:	0.99989998
Adj $ / SQ:	153.564
Other Features:	111832
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	610392
Depreciation:	28078
Depreciated Total:	582314

COMMENTS

crawl space.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	0	BRs:	0	Baths:	1	HB	

REMODELING

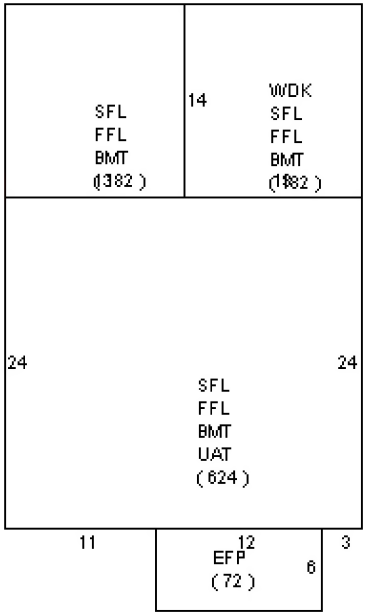
Exterior:	
Interior:	
Additions:	2003
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
	9	4	

Totals
0

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	988	73.710	72,826
FFL	First Floor	988	153.560	151,721
SFL	Second Floor	988	153.560	151,721
WDK	Deck	182	11.490	2,092
UAT	Upper Attic	156	61.430	9,582
EFP	Enclos Porch	72	65.030	4,682

Net Sketched Area:	3,374			Total:	392,624
Size Ad	1976	Gross Area	3842	FinArea	2371

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	40	V	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	185.81
Special Features:	0	Val/Su Net:	172.58
Final Total:	582300	Val/Su SzAd	294.69

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 002.0-0001-0028.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	12X22	A	AV	1940	24.47	T	40	101			3,900			3,900

More:	N	Total Yard Items:	3,900	Total Special Featues:		Total:	3,900